LAND USE CONTROL BOARD RECOMMENDATION

CASE #: S.U.P. 08-219 CC

At its regular meeting on *Thursday, July 10, 2008*, the Memphis and Shelby County Land Use Control Board held a public hearing on the application of '*Spring Creek Ranch Club, LLC*', requesting a Special Use Permit on the property described as follows:

LOCATION: South side of Monterey Road; +/-350 feet east of Collierville-Arlington Road

APPLICANTS: Spring Creek Ranch Club, LLC

PROPERTY SIZE: 3.95 Acres

EXISTING ZONING: Agricultural(AG) District

REQUEST: Special use permit to allow a golf swing analysis and fitting studio

The following spoke in support of the application:

Brenda Solomito, representative; stated agreement with the recommendation of staff and conditions for approval, except for dedication and improvements to Monterey and Collierville-Arlington roads and agreed to record a reciprocal ingress/egress easement for private drive access across the Mount Olive M.B. Church property to Collierville-Arlington Road to the west.

No one spoke in opposition of the application.

The Land Use Control Board viewed the application for 'Spring Creek Ranch Club, LLC', requesting a Special Use Permit and the report of the staff. A motion was made and seconded to recommend approval of the application with conditions. A second motion was made and approved to delete Conditions 5 & 6 and to add language regarding the recording of a reciprocal ingress/egress easement agreement with the church property.

The motion *passed* by unanimous vote of 9 to θ .

The Board approved the conclusions of staff as contained in the staff report.

Respectfully submitted,

Brian S. Bacchus

Digitally signed by Brian S. Bacchus, o-US, o-Office of Planning & Development, ou-Land Use Control, email-brian bacchus@memphistn.gov
Reason: I attest to the accuracy and integrity of this document
Date: 2008.09.11 10:00:58 -05'00'

Brian S. Bacchus, Principal Mary L. Baker, Deputy Director Office of Planning and Development

Cc: Committee Members

File

Land Use Control Board SITE PLAN CONDITIONS:

A Special Use Permit is hereby authorized to 'Spring Creek Ranch Club, LLC' to allow a 'golf swing analysis and fitting studio' on property located at '12191 Monterey Road' at the 'south side of Monterey Road; +/-350 feet east of Collierville-Arlington Road' in accordance with an approved 'site plan' and the following supplemental conditions:

- 1. A golf swing analysis and fitting studio shall be permitted a maximum of 3,200 square feet in area. Any future expansions of structures or accessory uses shall be subject to review and approval by correspondence item to the Land Use Control Board.
- 2. The mature trees and shrubs interior to the site shall be preserved and maintained, including the enhancement of paved open space areas with flowering plants and shrubs. No fencing shall be allowed in the front yards along Collierville-Arlington Road and Monterey Road.
- 3. An 'Undisturbed Natural Area' shall be maintained on the balance of the property.
- 4. The location, design and number of any curb cut shall be subject to review and approval by the City/County Engineer. The existing curb-cuts shall remain with no internal access provided to adjacent land uses and structures.
- 5. A reciprocal ingress/egress easement for private drive access across the Mount Olive M.B. Church property to Collierville-Arlington Road shall be recorded with the Office of Shelby County Register prior to final Site Plan approval.
- 6. All on-site parking spaces shall be provided and designated to rear of buildings with the exception of required handicap parking in accordance with parking requirements of Zoning Ordinance-Regulations.
- 7. One(1) attached sign a maximum of twelve(12) square feet in area shall be permitted for the golf studio.
- 8. A detailed Site Plan shall be submitted for review and approval prior to the forwarding of this application to the legislative bodies.
- 9. A golf swing analysis and fitting studio shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

<u>S.U.P. 08-219 CC</u> Spring Creek Ranch Club, LLC Special Permit